



689 Churchill Avenue North
TC United Group

PLANNING RATIONALE | SITE PLAN APPROVAL

2018-05-17

190 Somerset St. W - Suite 206
Ottawa, Ontario, Canada
K2P 0J8
(Tel.) 613.695.6122
www.rubinrotman.com



TCU

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1.0 BACKGROUND

TC United Group has secured the purchase of property at 689 Churchill Avenue North in Kitchissippi, Ward 15. The site is located between Carling Avenue to the south and Dovercourt Avenue to the north. The site currently houses a 2-1/2 storey red brick residential building that is to be demolished for this development.

The client's intent is to construct a 3-storey residential building that would include a barrier-free entrance on the north of the building and a street fronting residential entrance providing access to 15 units on all floors including three basement units. The building is composed of a combination of metal panels (charcoal and beige) and wood simulation panels for accent. While no vehicular parking on the property is provided, bicycle storage is provided in a rear yard amenity area. A garbage room is provided on the basement level. Amenity spaces will include a small patio at the rear.

2.0 INTRODUCTION

2.1 PURPOSE

This report has been prepared by Rubin & Rotman Architects Inc. in support of a Site Plan Control application. The subject property is at 689 Churchill Avenue and is identified as *REGISTERED PLAN 282 PT BLK A, PIN 040130103*.

This design brief will demonstrate that the proposed development conforms with the policies of the City of Ottawa Official Plan, the City of Ottawa Zoning Bylaw, as well as the guidelines for development within a Mature Neighbourhood Overlay.

This proposed development also incorporates comments from City of Ottawa Planning staff.

3.0 COMMUNITY CONTEXT

3.1 SITE DESCRIPTION & SURROUNDING USES

There is currently an existing 2-1/2 storey red brick residential building occupying the existing property, refer to Figure 1- Aerial View of Subject Property. This structure will be demolished as part of the development.

The property fronts onto Churchill Avenue to its west which provides 2-way single lane traffic with on-street parking heading south and a dedicated bike lane on either side of the road adjacent to the pedestrian sidewalk. The bicycle lane is located at the sidewalk level.

To the north at 683 Churchill is a 2-storey multi-unit residential building which fronts onto Churchill Avenue, with a single pedestrian entrance. To the south at 325 Currell Avenue is the rear and corner side yard of a 2-storey multi-unit residential building located on a corner lot, fronting Currell Avenue. In total, there are only three (3) properties on this block.

Directly across the street is an existing 3-storey beige brick residential apartment building at 682 Churchill Avenue. This building consists of two access stairs and an accessible ramp, flanked by hard and

soft landscaping as well as a below-grade parking garage access ramp to the north of the property. The adjacent property to the north at 674 (a & b) Churchill Avenue is a 2-storey semi-detached house with two double car garages. To the south at 694 Churchill is a 2-storey house, fronted with soft landscaping, which shares a laneway with its neighbour, 696 Churchill to the south.

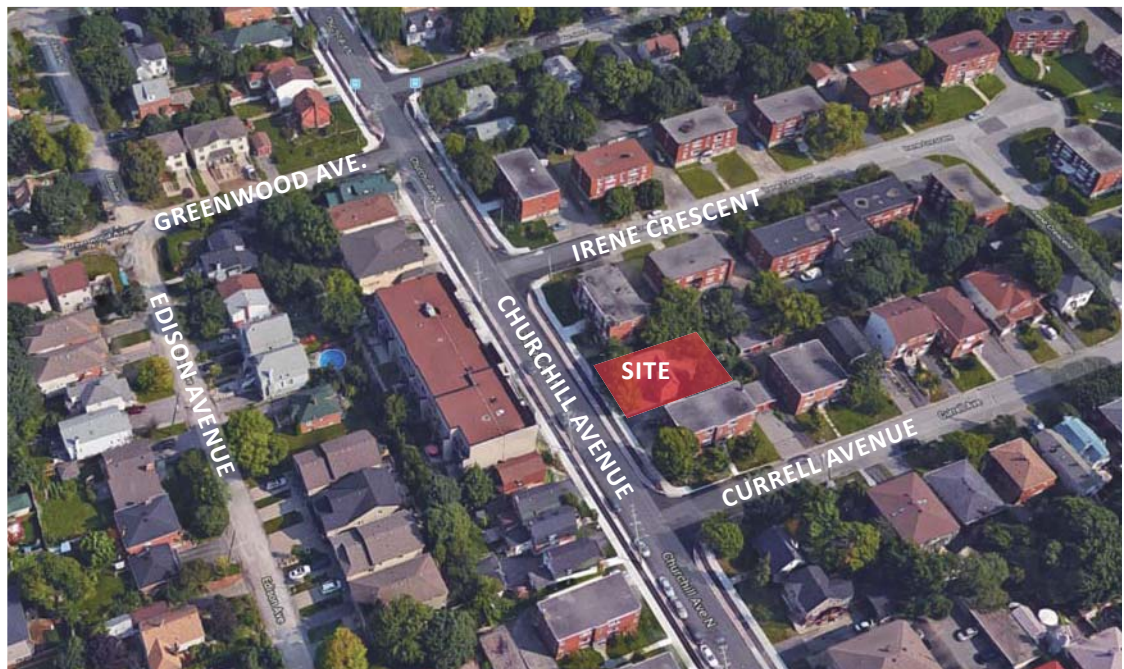


FIG.1 EXISTING CONTEXT - SITE LOCATION

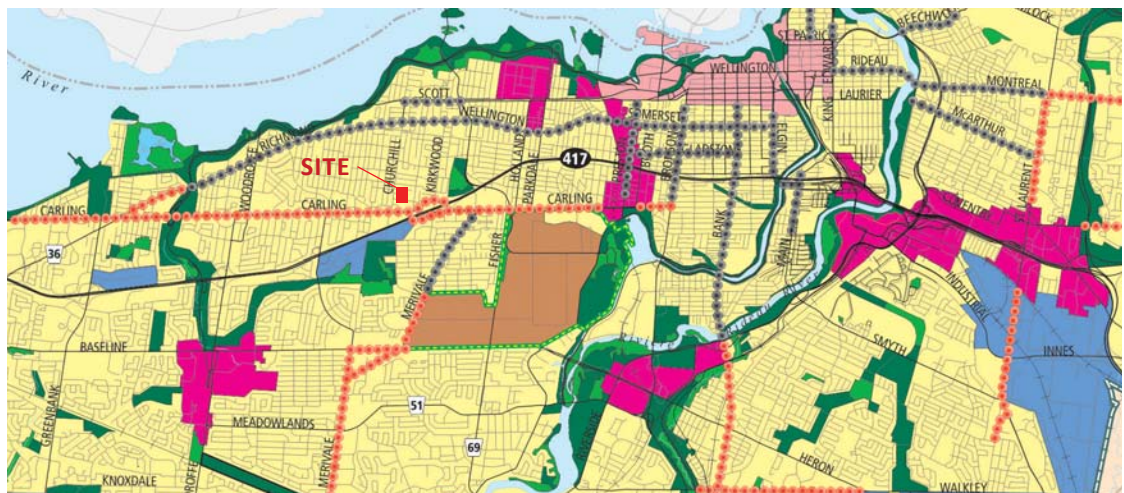


FIG.2 URBAN POLICY PLAN - CITY OF OTTAWA OFFICIAL PLAN - SCHEDULE B

EXISTING CONTEXT - STREET VIEWS



FIG.3 EXISTING CONTEXT - CHURCHILL LOOKING NORTH



FIG.4 EXISTING CONTEXT - CHURCHILL LOOKING SOUTH

EXISTING CONTEXT PHOTOS



FIG.5 683 CHURCHILL AVENUE



FIG.6 689 CHURCHILL AVENUE (DEVELOPMENT SITE)

EXISTING CONTEXT PHOTOS



FIG.7 325 CURRELL AVENUE

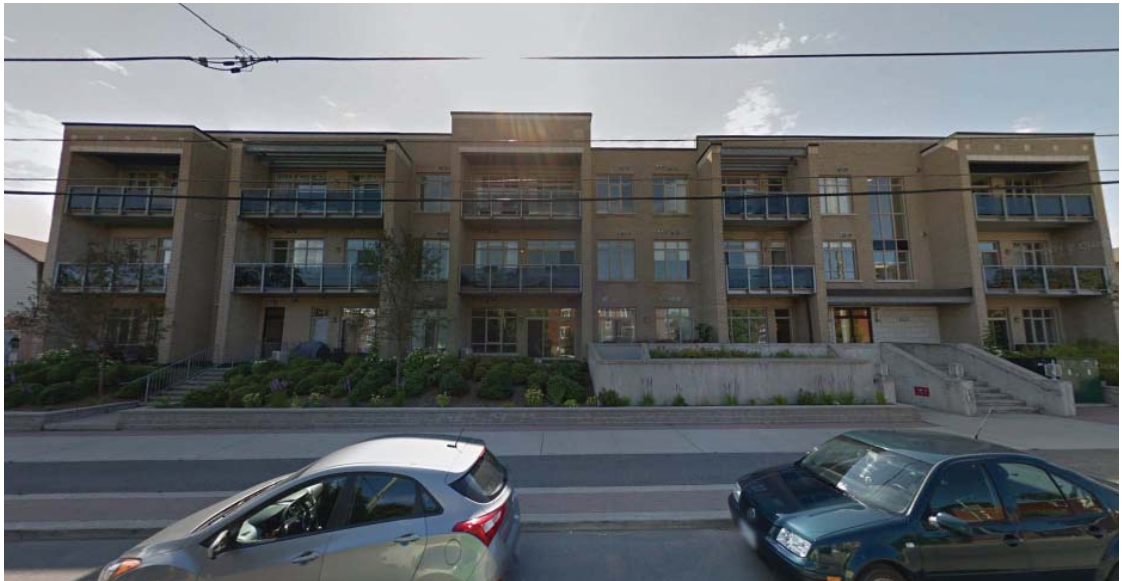


FIG.8 682 CHURCHILL AVENUE (ACROSS STREET)

EXISTING CONTEXT PHOTOS



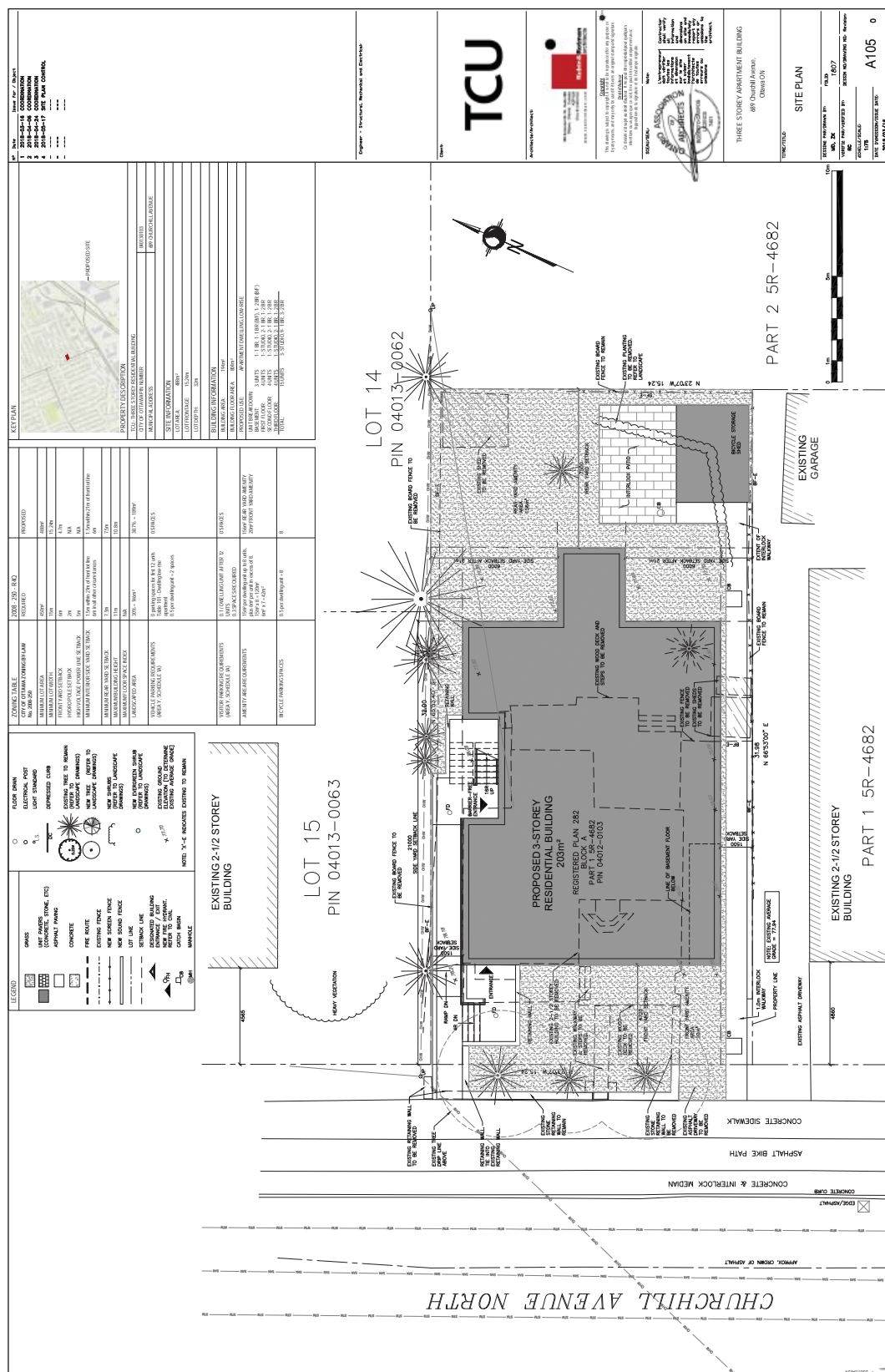
FIG.9 694 & 696 CHURCHILL AVENUE (ACROSS STREET)



FIG.10 674 CHURCHILL AVENUE (ACROSS STREET)

4.0 DEVELOPMENT PROPOSAL

FIG.11 PROPOSED SITE PLAN



PROPOSED PLANS

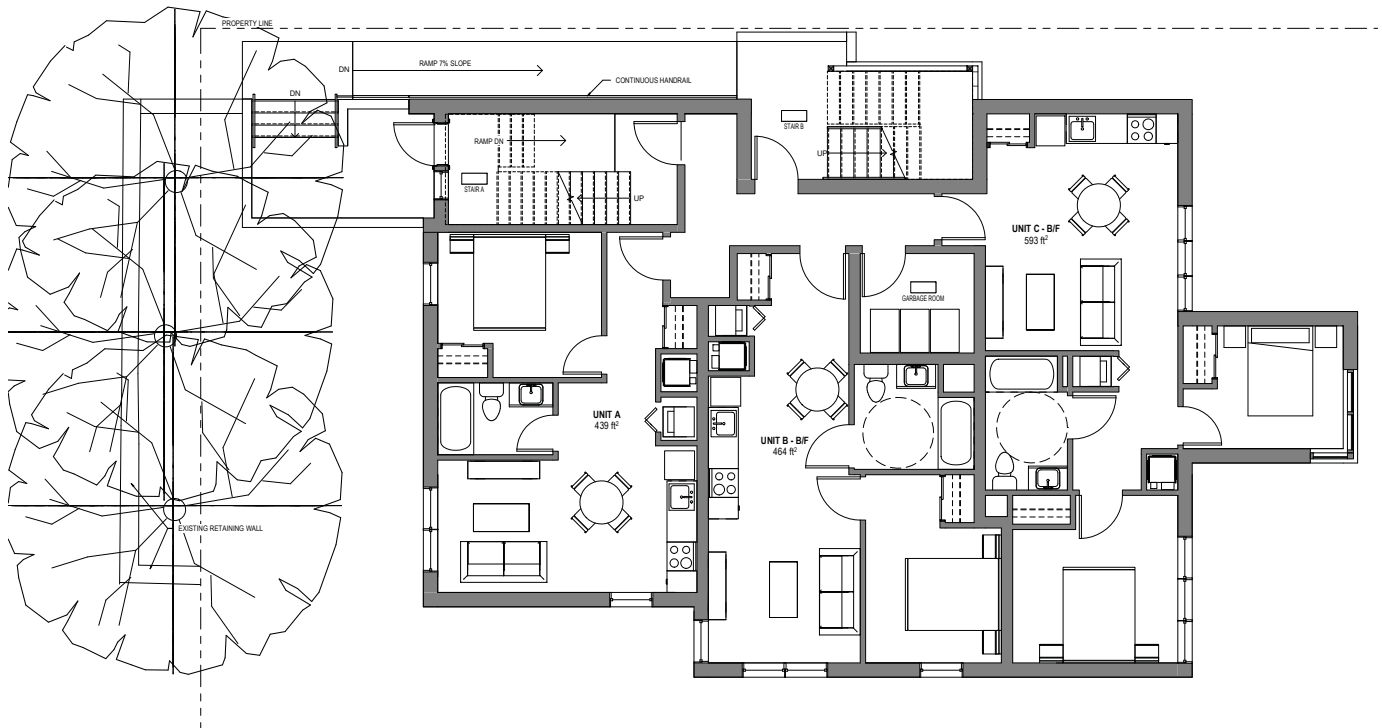


FIG.12 BASEMENT LEVEL

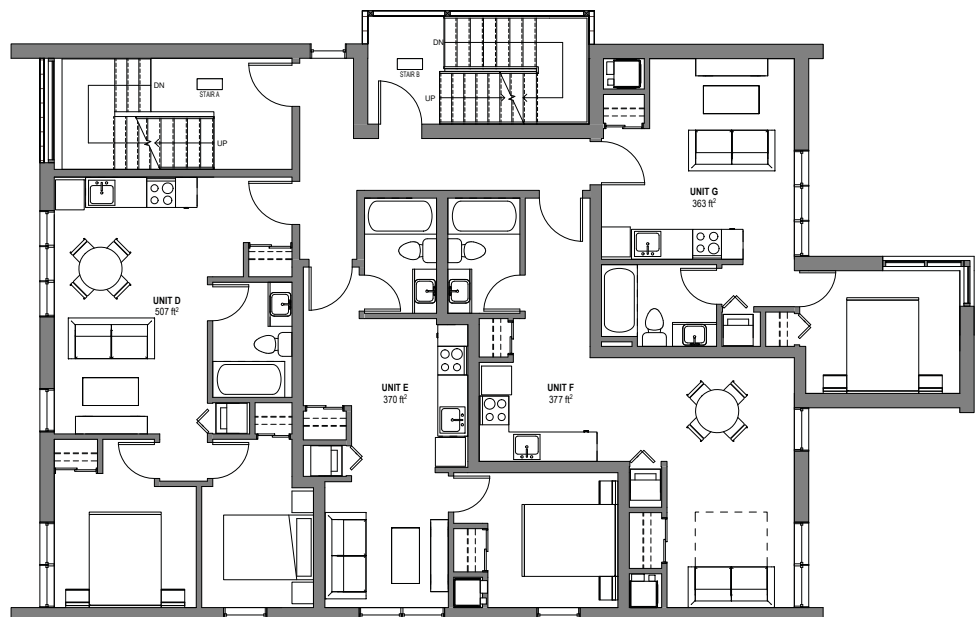


FIG.13 FIRST LEVEL

PROPOSED PLANS (CON'T)

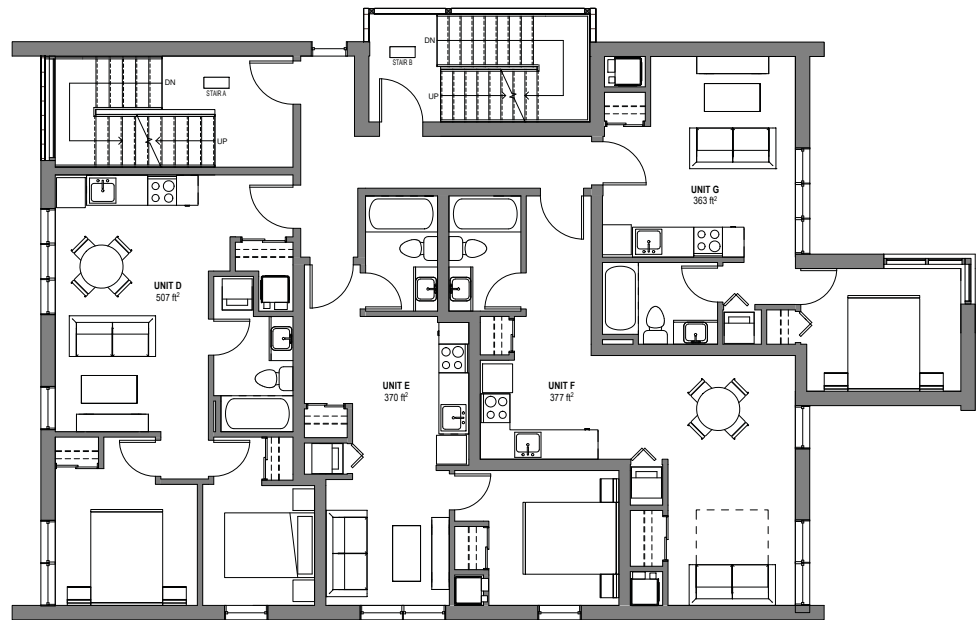


FIG.14 SECOND LEVEL

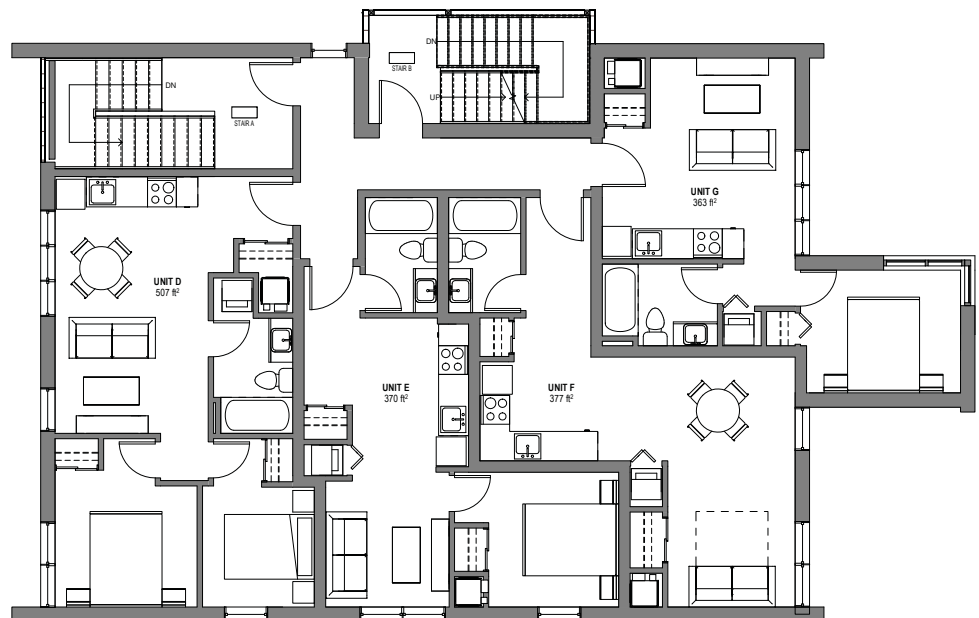


FIG.15 THIRD LEVEL



FIG.16 PROPOSED SOUTH-WEST ELEVATION

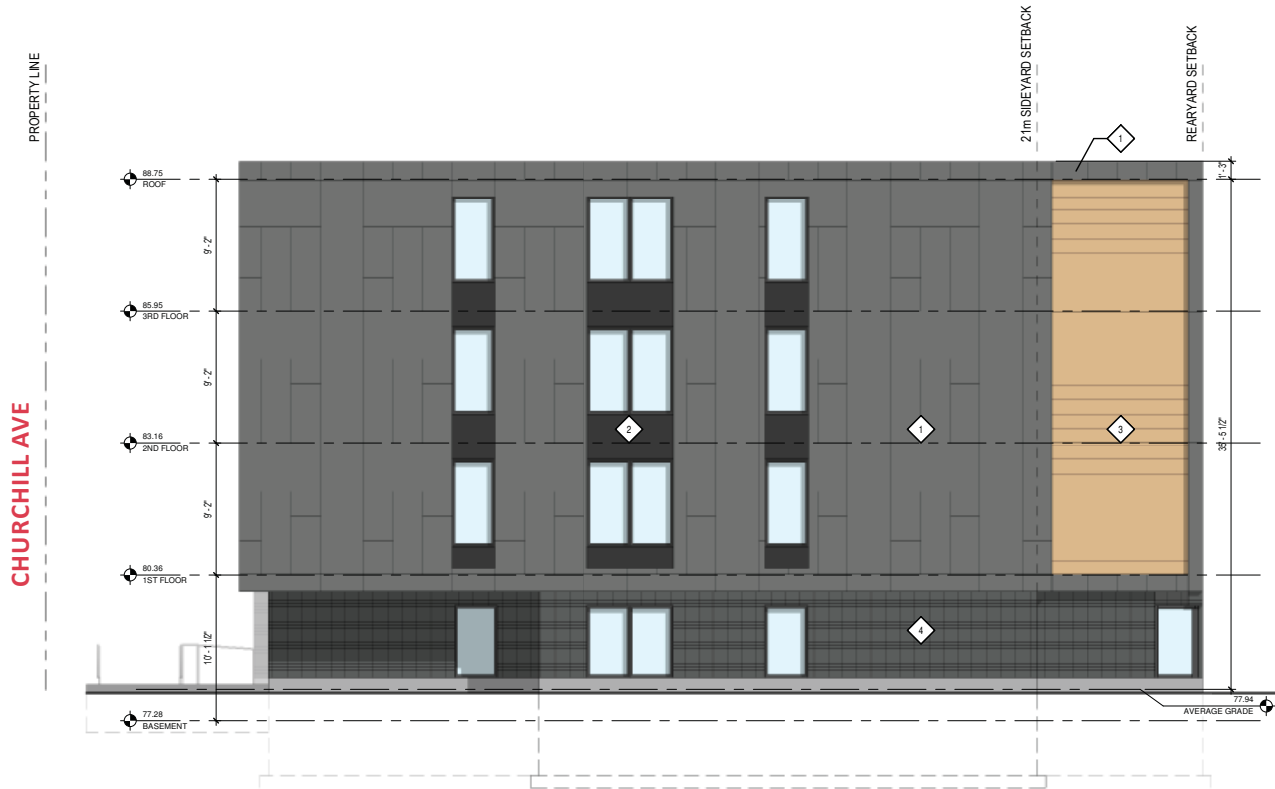


FIG.17 PROPOSED SOUTH-EAST ELEVATION



MATERIALS

- 1 FIBER CEMENT PANELS
COLOUR: DARK GREY
- 2 ALUMINUM SPANDREL PANELS
COLOUR: DARK GREY
- 3 WOOD SIMULATED PANEL
- 4 BRICK MASONRY
COLOUR: CHARCOAL
- 5 CORTEN PANEL

FIG.18 PROPOSED NORTH-EAST ELEVATION

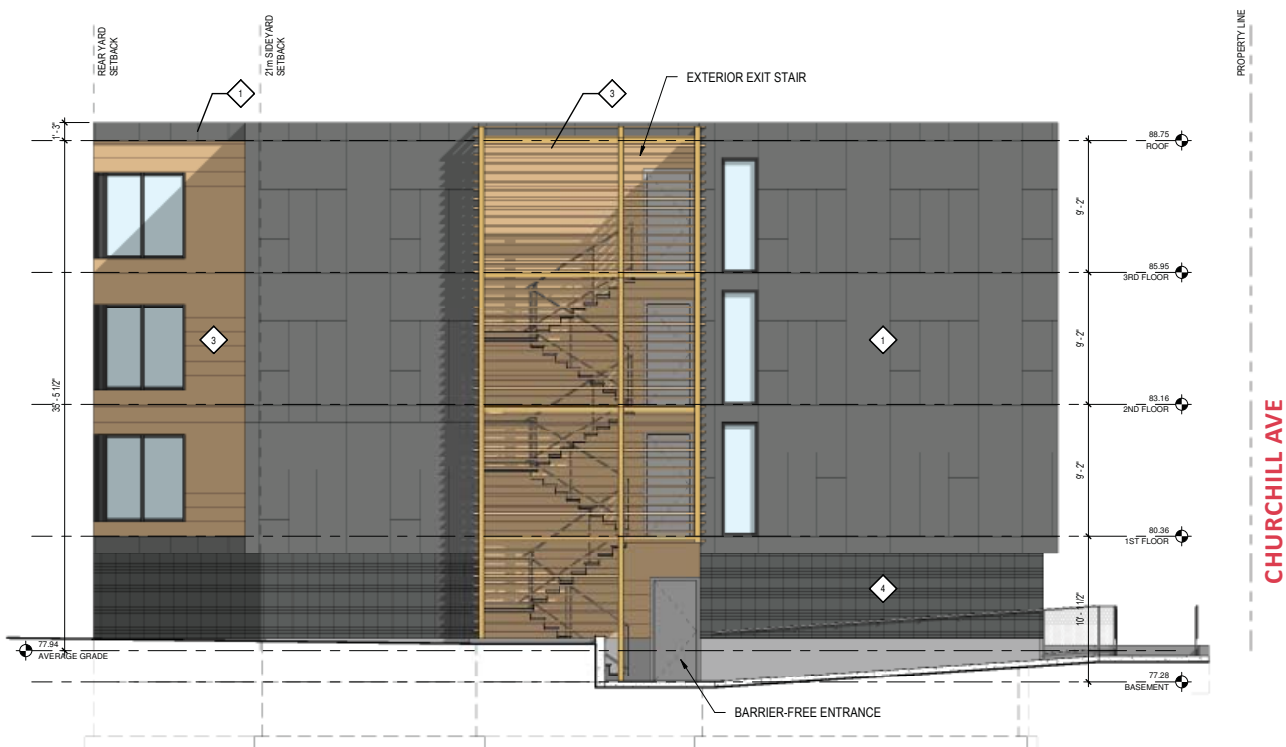


FIG.19 PROPOSED NORTH-WEST ELEVATION

5.0 SUPPORTING DOCUMENTATION

5.1 CITY OF OTTAWA ZONING BYLAW

This proposal is consistent with the Official Plan adopted by City Council on May 14, 2003 and modified by the Minister of Municipal Affairs on November 10, 2003. There have been numerous modifications and amendments approved by City Council and the Ontario Municipal Board. For the purposes of this design brief, the consolidated online version of the City of Ottawa Official Plan was used for reference.

5.2 CONFORMITY WITH ZONING BYLAW

The subject lands, known municipally as 689 Churchill Avenue, are zoned Residential Fourth Density, Subzone Q- R4Q. Based on the proposal, the following breakdown identifies the existing and applicable framework (City of Ottawa Zoning By-law 2008-250), as well as the provided conditions.

Zoning Mechanism	Zoning Provision	Provided	Zoning Conformity
Minimum Lot Area	450 m ²	488 m ²	YES
Minimum Lot Width	15 m	15.24m	YES
Maximum Front Yard Setback	6 m	4.72m (Average setback between adjacent buildings)	YES- As per Mature Neighbourhood Overlay
Interior Side Yard Setback	Within 21m of front lot line and building wall 11m in height: 1.5m	1.5m	YES
Minimum Rear Yard Setback	7.5 m	7.5 m	YES
Building Height	11 m	10.8 m	YES
Landscaped Area	30%	38.7% (189m ²)	YES
Vehicle Parking Requirements (Area X- Inner Urban, Schedule 1A)	0 for first 12 units, 0.5 per dwelling unit beyond 12 units = 2 spaces	0	NO
Visitor Vehicle Parking Requirements (Area X- Inner Urban, Schedule 1A)	0.1/ dwelling unit after 12 units 0.3 spaces required	0 spaces provided	YES
Amenity Area Requirements	15m ² per dwelling unit up to 8 units, plus 6m ² per unit in excess of 8. 15m ² x 8 + 6m ² x 7 = 162m ²	156m ² rear yard 20m ² front yard	YES

Note: While no vehicular parking on the property is provided, bicycle storage for a minimum of 8 bicycles is provided in a rear yard amenity area.

In addition to the above, the following provisions were also considered:

- *The maximum height of any permitted use may not exceed that which is specified in Column VI of Table 162A, and in no case, may be greater than a maximum four storeys.*
- *Where the minimum front yard setback is greater than 4.5m, for any lot with a lot depth, greater than 25m and up to and including 32m, except for a lot containing a Planned Unit Development: a distance equal to 28% of the lot depth which must comprise at least 25% of the area of the lot.*
- *In Area A on Schedule 342, a parapet must not project more than 0.3m above maximum building height*
- *A provision of 0.5 bicycle parking spaces per unit.*
 - A bicycle shed for 8 bikes will be provided in the rear yard amenity area.

5.3 URBAN DESIGN GUIDELINES AS PER OPA 150

For the purposes of this Planning Rationale, the current policies of the City of Ottawa Official Plan 2003, Consolidated May 2013 remain in full force and effect and have been reviewed and analysed for the proposed development. The property is located in the 'General Urban Area' on Schedule B and maintains the Mature Neighbourhoods Overlay and the proposal continues to meet the intent and direction of the Design Objectives and Principles in S.2.5.1 of the Official Plan.

The proposal has considered the following objectives:

- Design Objective 1- *To enhance the sense of community by creating and maintaining places with their own distinct identity*
 - Landscaping: The design protects and enhances significant natural features including three existing trees located along Churchill Avenue. Landscaping is added around these trees to help maintain the community image along the street;
 - Views: The low-profile nature of the proposal, which maintains existing foliage, will not impact any protected views;
 - Building Design: The proposed development is setback to balance the varying setbacks of the neighbouring lots while providing a consistent street frontage along Churchill Avenue. The façade has been designed to a high standard with fenestration, landscaping and a varied material palette to improve the pedestrian realm;
 - Massing and Scale: The proposed three-storey building is consistent with the height of surrounding buildings, providing continuity of street frontage.
- Design Objective 2- *To define quality public and private spaces through development.*
 - Continuity of Street Frontage: The relationship between the building and the street prioritizes the needs of pedestrians by maintaining and adding to existing foliage on Churchill;
 - Quality Outdoor Amenity Areas: The proposed development will improve streetscape conditions on Churchill Avenue with a small passive landscaped area that maintains existing trees. At the rear of the building, a landscaped amenity space provides a greenspace for residents to enjoy that includes a privacy screen to the south;
 - Service Areas: Access for loading and garbage/recycling is located away from the public street, to the north of the building;
 - Building Scale: Architectural elements and landscaping accentuate the main building entrances on the north, connecting the entrance to the sidewalk with a well-defined barrier-free pedestrian walkway.
- Design Objective 4- *To ensure that new development respects the character of existing areas.*
 - Complement and enliven surroundings: The development complements the massing patterns and height of adjacent buildings by providing a similar scale building with a setback that aligns with its neighbours;
 - Architectural Approach: The building introduces contemporary design elements within the existing local urban character of the street to create a sense of human scale and visual interest through architectural massing and the use of materials and finishes.
- Design Objective 6- *To understand and respect natural processes and features, and promote environmental sustainability in development.*
 - Protect Urban Vegetation: The proposed development protects the existing vegetative

cover and environmental features adjacent to Churchill avenue, by preserving existing trees and an existing stone retaining wall along the sidewalk.

5.4 URBAN DESIGN GUIDELINES FOR MATURE NEIGHBOURHOODS OVERLAY

The guidelines for mature neighbourhood developments have been consulted and this proposal is consistent with the intent of the guidelines whose objectives include the following:

- *To help create infill development that will enhance streetscapes:*
 - The new development contributes to the character of the street, by preserving existing trees and providing soft landscaping as a priority to make the streetscape attractive to pedestrians;
 - The project proposal scale is in keeping with the scale of the existing urban fabric along both the west and east side of Churchill Avenue.
- *To support and extend established landscaping:*
 - The proposed development is a 3 storey residential building that includes a landscaped front yard to reflect the character of surrounding yards that are predominantly soft surface.
- *To achieve a good fit into an existing neighbourhood, respecting its character, and its architectural and landscape heritage:*
 - The project recognizes the established scale and pattern of its surrounding context and provides a high quality design, contemporary building that maintains a continuous visual street scape, with the principal entry facing the street. While the barrier-free access is located to the north, the location and route to this door is clearly defined;
 - The proposed building is located to maintain the setback of adjacent buildings along Churchill to fit into the neighbourhood pattern, creating a continuous edge to the public street.
 - Rear yard amenity space is consistent with the pattern of neighbouring homes. The amenity spaces are located in the rear yard and divided into two areas to the north and south of a build-out at the rear of the building. The privacy of outdoor amenity areas of adjacent residential units is respected by providing landscaping and screening to reduce any undesirable impacts.
- *To include more soft landscaping and less asphalt in front yards:*
 - The proposed development does not include area for driveways or parking spaces to allow for greater amounts of soft landscaping in the front and rear yard.

5.5 SOLID WASTE COLLECTION DESIGN GUIDELINES

Subject to final approval by City Planning staff, these guidelines have been consulted and this proposal is consistent with the intent.

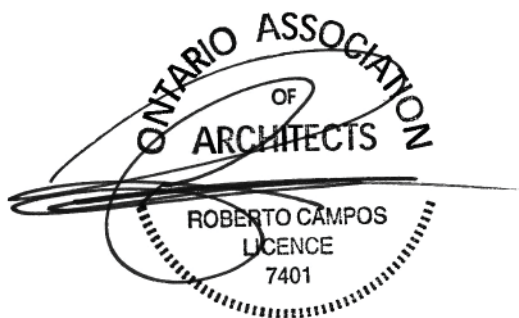
6.0 CONCLUSION

In conclusion, this project has been developed with good planning principals and in response to com-

ments by City Planning staff, the community representative and City Urban Design staff member Christopher Moise.

The proposed development of 689 Churchill represents good planning and respects the provisions of the City of Ottawa Official Plan, the Mature Neighbourhoods Overlay and the City of Ottawa Zoning By-Laws. The City of Ottawa should approve this Site Plan Application for the following reasons:

- The development proposal is consistent with the intent of the Provincial Policy Statement with respect to infill development in established urban areas where services and infrastructure are already in place;
- The proposed development conforms to the Official Plan policies for Mature Neighbourhoods and Urban Design Guidelines for Low-rise Infill Housing as identified in this document;
- The proposal conforms to the Official Plan Amendment No. 150 with regards to land use, building design and compatibility with the neighbourhood;
- The proposed development meets the intent of the Zoning By-law.



Roberto Campos, Architect | OAA | M.Arch. | B.A.S. | MRAIC | ORSA
Partner | Director Rubin & Rotman Ottawa

RUBIN & ROTMAN ARCHITECTS

MONTREAL
270, rue Prince, Studio 200
Montréal, Québec
H3C 2N3
T: 514.861.5122
F: 514.861.5383

OTTAWA
190 Somerset St. West, Suite 206
Ottawa, Ontario
K2P 0J4
T: 613.695.6122 ext.301
C: 613.799.1986

rcampos@rubinrotman.com